

ANTHONY'S CORNER @ WILTSEY

5775 COMMERCIAL ST SE, SALEM, OR 97306



PROPERTY DESCRIPTION

Welcome to Anthony's Corner – South Salem's Premier Mixed-Use Development

Located at the prime intersection of Commercial Street SE and Wiltsey, Anthony's Corner is set to become a vibrant hub in South Salem. With excellent access from the lighted Wiltsey intersection, this exciting new development offers an ideal blend of retail, dining, and upscale living. On the ground floor, we are crafting a dynamic space designed to house a mix of retail establishments and a signature restaurant that will serve as a focal point for the community. The restaurant, still available for tenancy, will feature access to the tenants' rooftop patio, offering a unique dining experience with stunning views, in addition to their own outdoor seating area alongside the building.

Above the retail space, Anthony's Corner will boast modern, upscale apartments designed for comfortable, contemporary living. Residents will enjoy a range of premium amenities, including a state-of-the-art fitness center tailored to meet the needs of an active lifestyle. With completion anticipated in the summer of 2025, Anthony's Corner is poised to become a sought-after destination for both residents and businesses in the heart of South Salem.

OFFERING SUMMARY

Lease Rate:	\$28.00 - 42.00 SF/yr (NNN)
Number of Units:	5
Available SF:	1,017 - 3,203 SF
Lot Size:	2.93 Acres
Building Size:	84,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,275	23,410	42,985
Total Population	16,478	62,285	117,581
Average HH Income	\$77,739	\$66,498	\$61,907

BO RUSHING

503.588.8500
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,017 - 3,203 SF	Lease Rate:	\$28.00 - \$42.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 5775 Commercial St SE - Space #5	Available	1,017 SF	NNN	\$28.00 - \$34.00 SF/yr	Great visibility, inline retail space that can be combined with the next-door unit if more space is needed.

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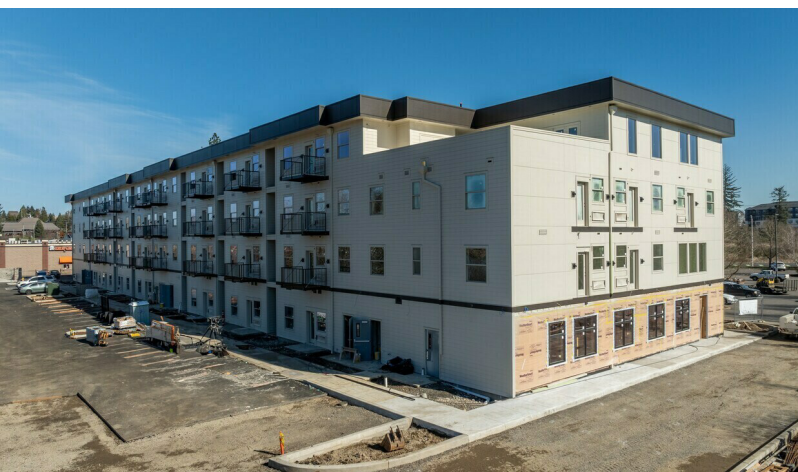
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 5775 Commercial St SE - Space #6 -- End Cap Restaurant	Available	3,203 SF	NNN	\$36.00 - \$42.00 SF/yr	Now leasing a customizable restaurant space that has the opportunity for an outdoor eating patio or utilization of the rooftop patio for tenants. Great visibility and high traffic counts!

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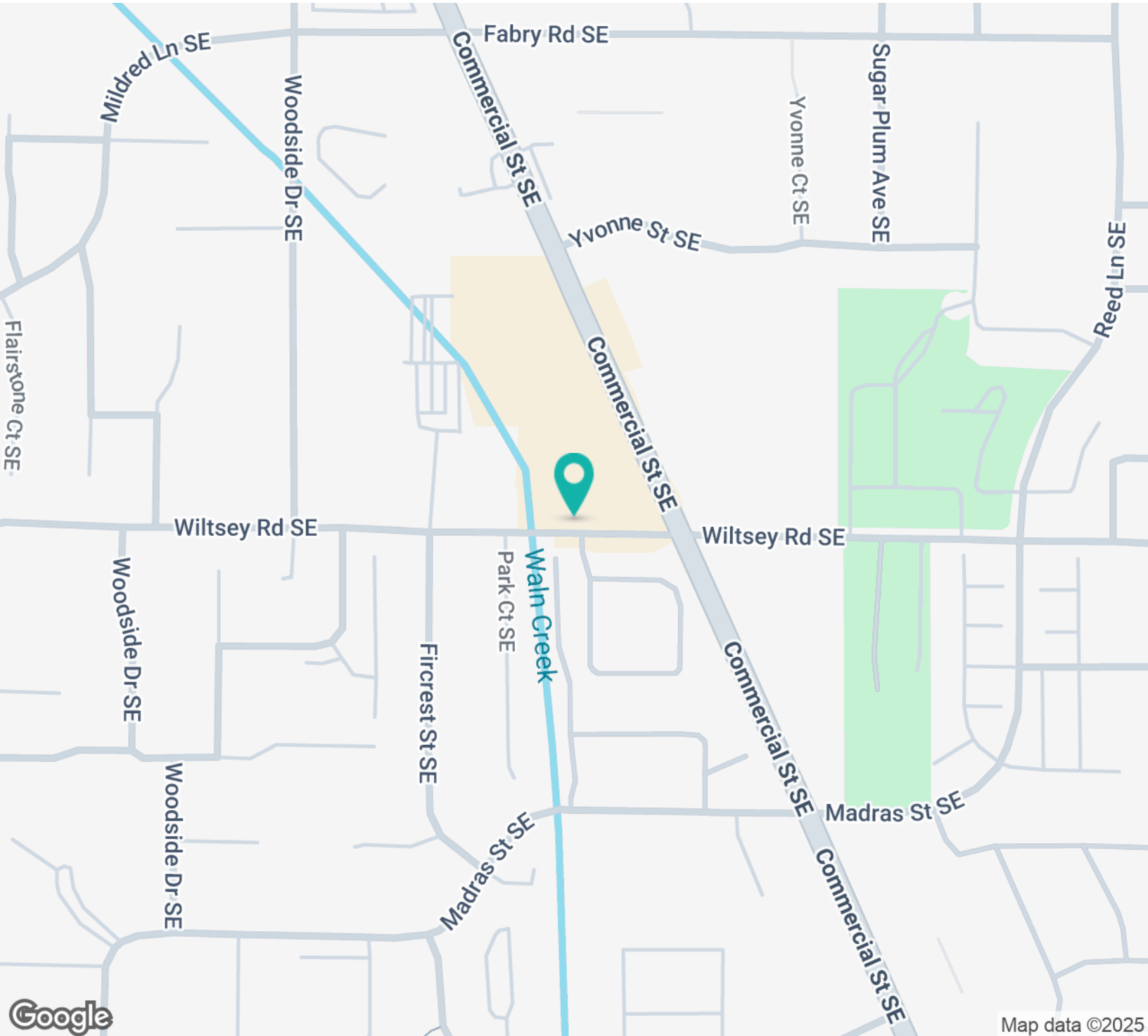


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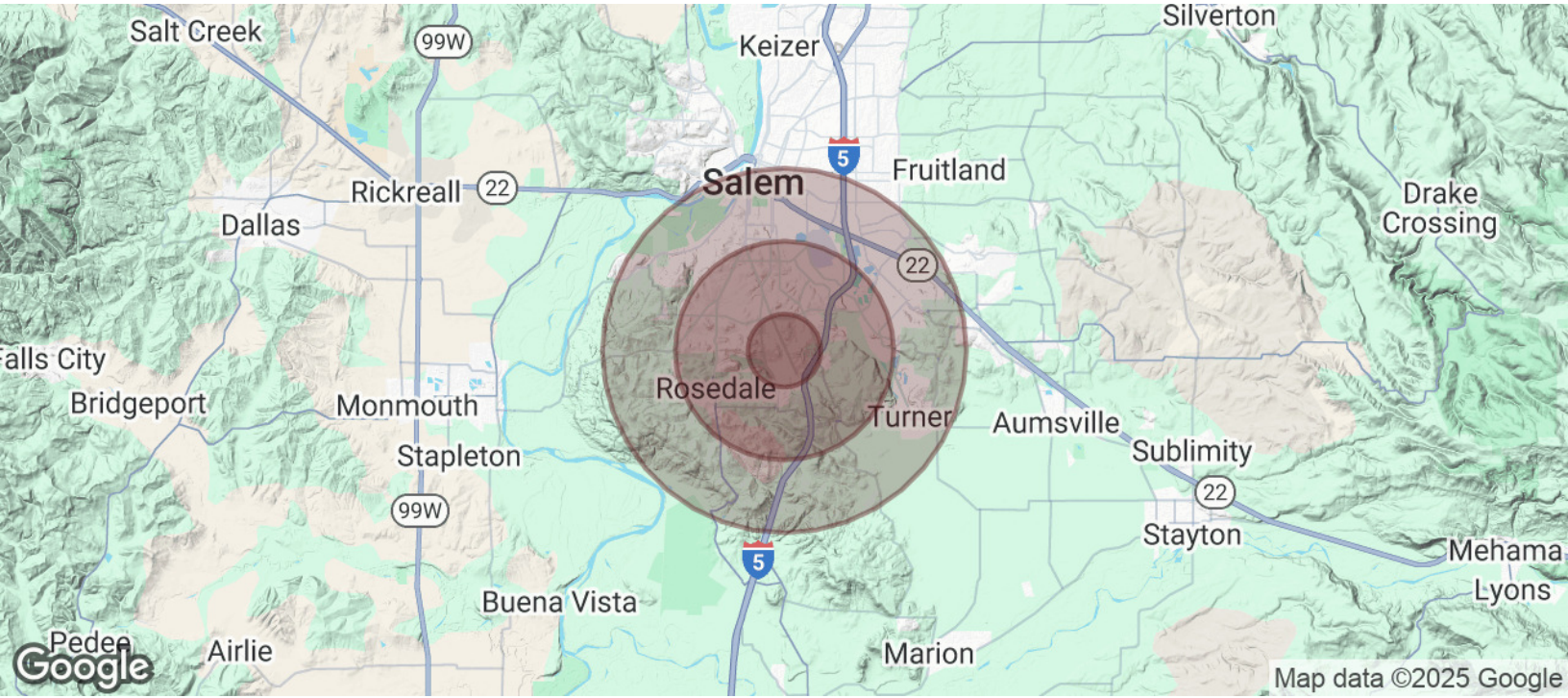
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,478	62,285	117,581
Average Age	36.8	37.8	37.4
Average Age (Male)	35.0	35.2	36.1
Average Age (Female)	38.9	40.3	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,275	23,410	42,985
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,739	\$66,498	\$61,907
Average House Value	\$264,158	\$262,663	\$241,992

2020 American Community Survey (ACS)

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